



Dunlin Road, Essendine, Rutland,
PE9 4UU



£220,000 - Freehold

Well presented three bedroom semidetached situated in a prime location of the popular village of Essendine. The property benefits from a lovely conservatory, landscaped rear garden, light and airy living room, separate dining room, modern kitchen, three piece bathroom and three well balanced bedrooms.

The property is arranged over two floors, entering via the porch which internally leads to the entrance hall with stairs leading to the first floor. A doorway from the entrance hall leads into the large living room with ample natural light and feature fireplace. French doors from the living room enter the separate dining room with handy storage cupboard. The kitchen has an array of units and integrated oven and hob. Completing downstairs is the spacious conservatory which enjoys lovely views over the garden. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom, and the family three piece bathroom.

Outside to the front an inset footpath leads to the front door accompanied by a well maintained lawned garden and driveway. Gated access to the side of the leads to the enclosed rear garden with patio seating area, lawn with mature borders and a large (6ft x 14ft) storage shed with electrics to the side.





Porch

1.33m x 0.7m (4.4ft x 2.3ft)

Entrance hall

0.87m x 0.87m (2.9ft x 2.9ft)

Living room

3.95m x 3.44m (13ft x 11.3ft)

Dining room

3.26m x 1.98m (10.7ft x 6.5ft)

Kitchen

3.26m x 1.98m (10.7ft x 6.5ft)

Conservatory

4.02m x 3.02m (13.2ft x 9.9ft)

Landing

2.62m x 2.21m (8.6ft x 7.3ft)

Bedroom one

3.79m x 2.66m (12.4ft x 8.7ft)

Bedroom two

2.6m x 2.28m (8.5ft x 7.5ft)

Bedroom three

2.28m x 1.76m (7.5ft x 5.8ft)

Bathroom

2.23m x 1.71m (7.3ft x 5.6ft)

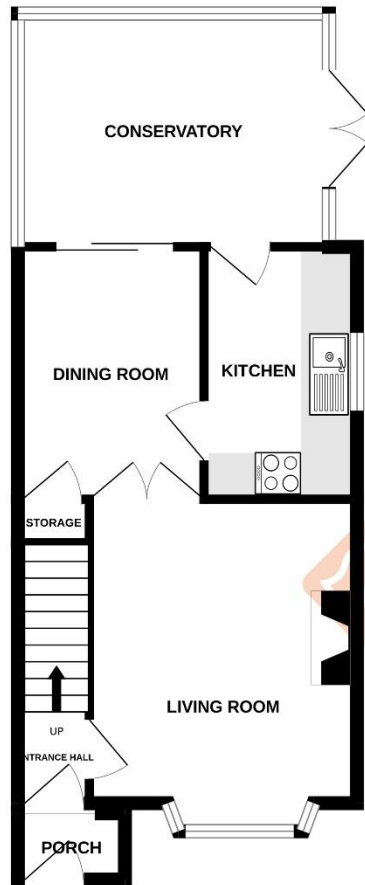
Shed

1.83m x 4.27m (6ft x 14ft)

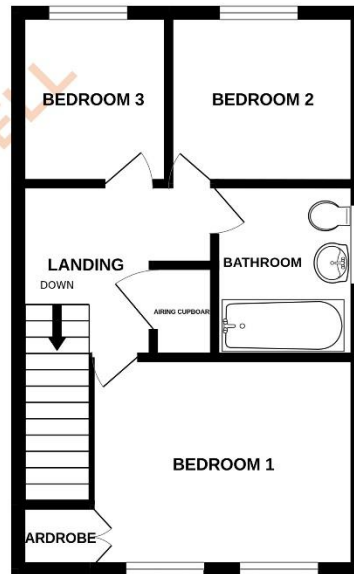


Floorplan

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		87
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Information

Local Authority: Rutland County Council
Council Tax Band: B

Agent Note

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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REFERAL FEES: Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.